



**Planning Commission
Minutes of the January 18, 2018 Regular Meeting**

The meeting was called to order by Planning Commission Chairman Wesson at 5:30 p.m.

**ATTENDEES
PLANNING COMMISSION MEMBERS**

Troy Wesson, CAPZO, Planning Commission Chair	Present
John Seifert, CAPZO, City Council Member	Present
Cynthia McCollum, CAPZO	Present
Steve Ryder, CAPZO	Present
Cameron Grounds, CAPZO	Present
Stephen Brooks, CAPZO	Present
Lewie L. Bates, CAPZO	Present
Michael Potter, CAPZO	Present
Tim Cowles, CAPZO	Present

PLANNING STAFF PRESENT

Kevin Bernard, Associate Planner; Johnny Blizzard, Senior Planner; Mary Beth Broeren, Director of Planning & Economic Development; Megan Zingarelli, City Attorney.

REGISTERED PUBLIC ATTENDEES

Quimby Rains, Terri Johnson, Vicki Morris, John Emich, Russ Roberts, Joey Ceci, Mathis Sneed, Mecca Musick, Gwen Whitehead, Ranae Bartlett, Wayne Blaxton, Susan Pierce, Beverly Cordrey.

ACCEPTANCE OF THE AGENDA

The agenda was accepted as presented with no discussion.

ELECTION OF OFFICERS

Chairperson

Mr. Brooks moved that Mr. Wesson continue as Chairperson for the 2018 calendar year. Mr. Potter seconded the motion.

Final Vote:

Chairman, Troy Wesson	-----
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye

Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

Vice Chairperson

Mrs. McCollum moved that Mr. Brooks continue as Vice-Chairperson for the 2018 calendar year. Mr. Grounds seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	-----
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

APPROVAL OF THE MINUTES

Mr. Bates moved to approve the minutes of the December 21, 2017 regular meeting. Mr. Grounds seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Abstain
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Abstain
Tim Cowles	Aye

Motion Carried

PUBLIC COMMENTS

None

PUBLIC HEARINGS

1. **Zoning Map Amendment (ZMA 2017-011)** to rezone 39.19 acres from AG (Agriculture) to TND (Traditional Neighborhood District) and rezone 46.99 acres from AG and R4 (Multi-Family Residential) to UC (Urban Center District) within the Town Madison project area.
Location: South of U.S. Interstate 565, West of Zierdt Road

Applicant Comments

Mr. Ceci stated that the zoning map amendment is congruent with other development plans previously presented to the Planning Commission, which supports the goal of providing Madison residents with quality retail options. He also stated that he was willing to answer questions that may arise.

Staff Report

Mr. Blizzard stated that a preliminary plat had previously been approved for areas adjacent to the subject properties. Mr. Blizzard explained that the extension of the TND area to the north and west is compatible with existing residential property to the east and south. He stated that it will provide for a continuation of pedestrian-oriented, residentially-dominated neighborhoods that will foster support of the nearby commercial uses and expand on the mixed use goals of the Town Madison project. Mr. Blizzard also stated that the area proposed for UC zoning would be able to accommodate a mixture of uses appropriate for a site adjacent to the Interstate. Mr. Blizzard concluded that staff recommended approval.

Public Comments

None.

Commission Comments

Mr. Wesson wanted to know of any existing apartment building height restrictions in this new district similar to the R-4 district.

Mr. Blizzard noted that the Urban Center District code superseded the previous zoning height restrictions.

Motion:

Mr. Brooks motioned to approve the zoning map amendment for Town Madison (ZMA 2017-11) and forward to the City Council for adoption. Mrs. McCollum seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye

Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

2. West Haven Subdivision, Phase 2 (PP 2017-008) Preliminary Plat for 29 lots on 30.58 acres
Continued from the December 21, 2017 Planning Commission Meeting.

Location: South of U.S. Highway 72, East of Henderson Lane

Applicant/Owner: Valor Communities

Applicant Comments

Mr. Russ Roberts was available to answer questions.

Staff Report

Mr. Blizzard stated that this was the last phase in the subdivision and establishes connectivity between phase 1 and phase 3. He explained that it will provide for the completion of Melbridge Drive providing interconnectivity within the whole of West Haven Subdivision and with the adjoining subdivisions of Copperfield and Hilltop Ridge. Mr. Blizzard stated that the property is in compliance with the West-Side Master Plan, Growth Plan, and Parks & Recreation Plan, providing amenities for residents as well as flood control. Mr. Blizzard concluded that staff recommended approval.

Public Comments

None.

Commission Comments

Mr. Wesson asked if previous drainage issues for this subdivision were resolved. Mr. Wesson also wanted to know if there was a sidewalk requirement along Henderson Lane and when it would be addressed.

Mr. Blizzard stated that drainage issues were resolved per the Engineering Department. He also stated that sidewalks would be addressed throughout the subdivision including Henderson Lane and along the boundary of the community.

Motion:

Mrs. McCollum motioned to approve the preliminary plat for West Haven, Phase 2 (PP2017-008) with contingencies. Mr. Potter seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye

Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

3. Burgreen Place, Phase 2 (Final Plat 2017-011)

Location: North of Huntsville-Browns Ferry Road, West of Burgreen Road

Applicant/Owner: Wright Homes, LLC

Applicant Comments

None.

Staff Report

Mr. Blizzard stated that although the preliminary plat was originally approved by the Planning Commission on April 16, 2015, construction was halted because this portion of the subdivision could not take advantage of the existing gravity flow sanitary sewer due a change in topography that prevented flow toward an existing line. Mr. Blizzard stated that additionally there was a challenge to begin construction using the proposed lift station alternative approved by Madison Utilities in lieu of using the gravity line. Mr. Blizzard noted that a 6,156 linear feet gravity flow line installation near Morris Drive northeast to Burgreen Road propelled the construction of the second phase of Burgreen Place. Mr. Blizzard stated the final plat is in compliance with all applicable regulations and the approved preliminary plat, and concluded that staff recommended approval.

Public Comments

None.

Commission Comments

Mr. Ryder asked if the Conservancy Easement was required by the City of Madison or the Army Corp of Engineers. Mr. Potter also asked the difference between a Conservancy Easement and a Wetland.

Mr. Blizzard stated that a Conservancy Easement is a protected stream and is not the same as a Wetland, and is controlled by the Army Corp of Engineers.

Mr. Ryder asked if the City of Madison had any jurisdiction in deciding what can be permitted in a Conservancy Easement or does the Army Corp of Engineers have sole authority.

Mr. Blizzard stated that any construction with the Conservancy Easement would require City approval.

Motion:

Mr. Ryder motioned to approve the Final Plat for Burgreen Place, Phase 2 (FP2017-011) with contingences. Mr. Bates seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

4. Intergraph North Campus, Phase 2 (Certified Plat 2017-014)

Location: South of U.S. Interstate 565, North of Graphics Drive, East of Wall-Triana Highway

Applicant/Owner: Old Town II, LLC

Applicant Comments

Mathis Sneed indicated he was available to answer questions.

Staff Report

Mr. Blizzard stated that the re-subdivision of this parcel will help facilitate the development of Lot 1 for Home2Suites, which will be in close proximity to Huntsville International Airport and major employment centers. Mr. Blizzard stated that the certified plat is in compliance with all applicable regulations and concluded that staff recommended approval.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Brooks motioned to approve the Certified Plat for Intergraph North Campus, Phase 2 (CP2017-014) with contingencies. Mr. Bates seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
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Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

5. Town Madison, Phase 2 (Certified Plat 2017-015)

Location: South of U.S. Interstate 565, west of Zierdt Road

Applicant/Owner: Old Town Investments, LLC

Applicant Comments

Mathis Sneed stated he was available to answer questions.

Staff Report

Mr. Blizzard stated that the Town Madison Subdivision approved in April 2017 has not been recorded because the applicant is not ready to dedicate Town Madison Boulevard nor is the City ready to accept it into maintenance. He explained that the road will not be ready for acceptance for a period of time and that the Town Madison Subdivision can be recorded showing the area of Town Madison Boulevard as a tract. Mr. Blizzard stated that this will allow that plat to be recorded and allow Town Madison, Phase 2 plat to be approved. Mr. Blizzard also stated the original plat approved by the Planning Commission, dedicating the right-of-way for Town Madison Boulevard, will not be recorded until after the January 2017 meeting to ensure the Planning Commission approval. Mr. Blizzard also noted that certified mail notices were sent to all those adjoining property owners on the boundaries of the original plat of the certified plat request. Mr. Blizzard stated that the plat approval will allow for a building permit to be issued for the Town Madison Apartments on Grand Avenue and that project to be constructed along with the rest of the improvements to Town Madison Boulevard, which ultimately will be dedicated to the City, and pursuant to a recommended contingency, Town Madison Apartments will not receive a Certificate of Occupancy until Town Madison Boulevard is accepted into the City of Madison's maintenance program. Mr. Blizzard concluded that staff recommended approval.

Public Comments

Susan Pierce stated that she is concerned about the size of apartment buildings and privacy for the neighboring community. She also stated her concern about light pollution from the proposed baseball stadium.

Commission Comments

Mr. Potter stated that LED lighting design similar to the Dairy Queen on County Line Road is a good example of minimized light pollution.

Motion:

Mr. Brooks motioned to approve the certified plat for Town Madison, Phase 2 (CP 2017-015) with contingencies. Mr. Bates seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

(Public Hearing Closed)

Site Plan**1. Town Madison Apartments (Site Plan 2017-026)**

Location: South of U.S. Interstate 565, west of Zierdt Road

Applicant/Owner: Old Town Investments, LLC

Applicant Comments

Mathis Sneed stated he was available to answer questions.

Staff Report

Mr. Blizzard stated that these are upscale apartments that will help implement goals established in the Growth Plan, which include a recommendation that the subject property and surrounding properties be redeveloped for mixed use. Mr. Blizzard also stated that the apartment complex will fit in well with other commercial and entertainment uses allowed in the UC District, and the project site design meets many of the objectives of the UC District and all code requirements. Mr. Blizzard stated that the buildings are oriented to the street and there will be individual walkways from exterior facing patios to the public sidewalk, which establishes an effective relationship between private buildings and public spaces that encourages pedestrian activity. He also stated that there will be adequate parking access for residents and guests, as well as the inclusion of a variety of private recreational amenities. Mr. Blizzard noted that the site plans include the first phase of the Grand Avenue, which includes a combination of sidewalk and streetscape as well as the on-street parking. He also stated the ordinance requires a minimum eight foot wide sidewalk and six foot wide streetscape zone. Mr. Blizzard stated that there is also proposed landscaping on the

apartment parcel outside of the streetscape zone, with benches to compliment the streetscape. Mr. Blizzard concluded that staff recommended approval.

Commission Comments

Mr. Wesson and Mr. Brooks asked about the line of sight from the upper floors of the apartments into the neighboring backyards.

Mr. Ceci stated that a combination of trees, berms, a constructed wall and landscaping will minimize the impact of light and noise pollution. He also stated that there will be sufficient distance (approximately 290 feet) between the apartments and neighboring houses, coupled with landscape treatment to eliminate a direct line of sight into backyards. Mr. Ceci noted that the apartment buildings will also serve as a barrier to the neighboring community from the lights and noise from proposed retail development.

Mr. Brooks requested an explanation about an engineering note regarding modelling ditches and ponds. Mr. Sneed stated that the existing storm water detention area on the property will be used as a pond to expand storm water management requirements.

Mr. Potter asked about the proposed location for a ballfield near the I595 on/ off ramps. Mr. Ceci stated a facility such as a ballfield will be located near the I595 on/ off ramps.

Mrs. McCollum asked about a Technical review note about awnings over balconies. Mrs. Broeren stated that the awnings were not illustrated consistently on the architectural elevations on each of the apartment buildings and needed correcting.

Mr. Wesson asked if there were plans to install a traffic signal at the intersection of Grand Avenue and Zierdt Road. Mr. Sneed stated that a traffic signal at that location is planned for the future, but it is not part of the current apartment development.

Mr. Ryder asked about the ratio of handicap parking spaces to regular parking spaces. Mrs. Broeren discussed the ratio, and Mr. Sneed indicated that the applicant was providing slightly more handicap parking spaces than required due to the layout of the site and where various uses were located.

Motion:

Mr. Brooks motioned to approve the site plan for Town Madison Apartments (SP2017-026) with contingencies. Mr. Cowles seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye

Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye
Motion Carried	

New Business

Subdivision Bonds

1. Performance & Sidewalk Bond for Moore's Creek, Phase 3

Applicant Comments

None.

Staff Comments

Mr. Blizzard reported on the bond request.

Motion:

Mr. Bates. Mrs. McCollum seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye
Motion Carried	

2. Sidewalk Bond for Burgreen Place, Phase 2

Applicant Comments

None.

Staff Comments

Mr. Blizzard reported on the bond request.

Motion:

Mr. Bates. Mr. Ryder seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

ADJOURNMENT

Mr. Wesson adjourned the meeting at 6:30 p.m.

Minutes Approved



Troy Wesson, Chairman

ATTEST:



Johnny Blizzard, Senior Planner and Recording Secretary

